



CHALLAN
MTR Form Number-6



GRN	MH008994243202324E	BARCODE			Date	04/10/2023-17:23:36		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Search Fee				TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name				JLG3_JALGAON 3 JOINT SUB REGISTRAR		Full Name		ADV SARANG MADHAV KULKARNI	
Location				JALGAON					
Year				2023-2024 One Time		Flat/Block No.		Mohan Nagar	
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				425.00		Road/Street		Mohadi Road	
						Area/Locality		Jalgaon	
						Town/City/District			
						PIN		4 2 5 0 0 2	
						Remarks (If Any)			
						Mauje Meharun S no 449 p no 144/145 adm 557.40sqm search from			
						1994-2010			
						Amount In			
						Four Hundred Twenty Five Rupees Only			
Total				425.00		Words			
Payment Details				CANARA BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		02400412023100400798	
Cheque/DD No.				Bank Date		RBI Date		04/10/2023-17:24:48	
Name of Bank				Bank-Branch		CANARA BANK		Not Verified with RBI	
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9850240638

सदर चलन "टाइप ऑफ पेमेंट" माध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH008968701202324E	BARCODE			Date	04/10/2023-13:40:33		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Office Name				JLG3_JALGAON 3 JOINT SUB REGISTRAR		Full Name		ADV SARANG MADHAV KULKARNI	
Location				JALGAON		Flat/Block No.		Mohan Nagar	
Year				2023-2024 One Time		Premises/Building		Mohadi Road	
Account Head Details				Amount In Rs.		Road/Street		Jalgaon	
0030072201 SEARCH FEE				325.00		Area/Locality		Town/City/District	
						PIN		4 2 5 0 0 2	
						Remarks (If Any)		Mauje Meharun S no 449 p no 144/145 area adm 557.40sqm search for 13 yrs from 2011-2023	
						Amount In		Three Hundred Twenty Five Rupees Only	
Total				325.00		Words			
Payment Details				CANARA BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		02400412023100400372 1060410202302400372	
Cheque/DD No.				Bank Date		RBI Date		04/10/2023-13:41:49 Not Verified with RBI	
Name of Bank				Bank-Branch		CANARA BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

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OFFICE

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Near Vrundavan Garden
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Cell : 98502 40638

**ADV. SARANG M. KULKARNI****ROLL NO. MAH/2321/2005**

B.Com, M.Com, LL.B, JAIIB, CAIIB,
AIII (Life & General Insurance)
FIII (Life Insurance) Diploma in Cyber Law,
Diploma in Cyber Crime Investigation,
Specialised Diploma in Marine Insurance.

FORMAT – A

(Circular No. 28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 144/145, admeasuring area 557.40 sq.meters, out of Gat No.449, situated at Meharun, Tal. Jalgaon, Dist. Jalgaon (hereinafter referred as the "said plot").

I have investigated the title of the said plot on the request of M/s. N & L Associates, a partnership firm, through its partners 1) Mr. Rohit Dilip Nikam & 2) Mr. Jitendra Prabhakar Lathi (being the Developer) and Shri Sushil Onkar Narkhede, Shri Purushottam Dayaram Patil and Shri Pradip Eknath Pisute (being as "Owners") and following documents i.e.

1. Description of the Property: -

Plot no. 144/145, admeasuring area 557.40 sq.meters, out of Survey No.449, situated at Meharun, Tal. Jalgaon, Dist. Jalgaon. On the said plot a proposed residential apartment to be constructed called as **"Sai Charan Residency"**, which will consists Ground Floor for parking, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor and Sixth Floor, having total built up area 1783.68 sq.meters.

2. Documents of allotment of plot:-

1) Copy of Sale Deed regarding Plot No.144, having area 278.70 sq.meters, out of S.No.449, of Mehrun which was executed between Shri Sushil Onkar Narkhede being the Purchaser and Shri Kantilal Goverdhandas Rathi and Sau. Rekha Kantilal Rathi being the Vendors.



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The Sale Deed was registered in the office of Sub-Registrar, Jalgaon-1 on document Sr.No.1483/1996 dated 09.04.1996.

2) Copy of Sale Deed regarding Northern Plot No.145, having area 139.35 sq.meters, out of S.No.449, of Mehrun which was executed between Shri Purushottam Dayaram Patil being the Purchaser and and Sau. Rekha Kantilal Rathi being the Vendors. The Sale Deed was registered in the office of Sub-Registrar, Jalgaon-1 on document Sr.No.1484/1996 dated 09.04.1996.

3) Copy of Sale Deed regarding Southern Plot No.145, having area 139.35 sq.meters, out of S.No.449, of Mehrun which was executed between Shri Pradip Eknath Pisute being the Purchaser and and Sau. Rekha Kantilal Rathi being the Vendors. The Sale Deed was registered in the office of Sub-Registrar, Jalgaon-1 on document Sr.No.1485/1996 dated 09.04.1996.

4) Copy of Development Agreement which was executed between M/s. N & L Associates, a partnership firm, through its partners 1) Mr. Rohit Dilip Nikam & 2) Mr. Jitendra Prabhakar Lathi being the Developer and Shri Sushil Onkar Narkhede, Shri Purushottam Dayaram Patil and Shri Pradip Eknath Pisute being the Owner. The said Development agreement was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No.



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2268/2023, dated 10/08/2023.

3) 7/12 Extract issued Talathi Mehrun dated 07.08.2023, mutation entry no.101962.

4) Search Report for 30 years from 01/01/1994 till 04/09/2023.

2/- On perusal of above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of M/s. N & L Associates, a partnership firm, through its partners 1) Mr. Rohit Dilip Nikam & 2) Mr. Jitendra Prabhakar Lathi (being the Developer) and Shri Sushil Onkar Narkhede, Shri Purushottam Dayaram Patil and Shri Pradip Eknath Pisute (being as "Owners") of the above said proposed residential apartment to be constructed called as **"Sai Charan Residency"**, which will consists Ground Floor for parking, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor and Sixth Floor which is constructed on **Plot no. 144/145, admeasuring area 557.40 sq.meters, out of Gat No.449, situated at Mehrun, Tal. Jalgaon, Dist. Jalgaon** is clear, marketable and without any encumbrances.

Owners of the land : - M/s. N & L Associates, a partnership firm, through its partners 1) Mr. Rohit Dilip Nikam & 2) Mr. Jitendra Prabhakar Lathi (being the Developer) and Shri Sushil Onkar Narkhede, Shri Purushottam Dayaram Patil and Shri Pradip Eknath Pisute (being as "Owners") of Plot No.144/145, admeasuring area 557.40 sq.meters out of Survey No.449 at Mehrun Tal. & Dist. Jalgaon

Qualifying comments/remarks if any : Not applicable.

3/- The report reflecting the flow of the title of the M/s. N & L Associates, a partnership firm, through its partners 1) Mr. Rohit Dilip Nikam & 2) Mr. Jitendra Prabhakar Lathi (being the Developer) and Shri Sushil Onkar Narkhede, Shri Purushottam Dayaram Patil and Shri Pradip Eknath Pisute (being as "Owners") of said plot is enclosed herewith as annexure.

Encl: Annexure

Date : 04/10/2023.



(Signature)
(Sarang M. Kulkarni)
Advocate, Jalgaon

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FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- a) As per record available from the applicant On 18.11.1956 Shri Waman Sakharam Jogalkar sold out Survey No.449 of Mehrun Shiwar, Jalgaon to (1) Shri Tukaram Hari Sapkale, (2) Kashinath Hari Sapkale, (3) Shri Suklal Hari Sapkale, (4) Babulal Hari Sapkale by registered sale deed, for a consideration of Rs.4800/-
- b) On 01-07-1966 Low Income Group Plot selling Company, Jalgaon through its Partner & Vahiiwatdar (1) Yashwant Supadu Bendale (2) Shri Purushottam Mishriial Joshi (3) Rambilas Mohanlal Joshi, (4) Harischandra Pannalal Joshi (5) Yashwant Ramdas Patil, (6) Prabhakar Ramdas Patil (7) Shankar'Dhondhu Nehete (S) Bandu Abhiman Patil (9) Sitaram Nathu Pimparrkar (10) Sau.Lalabal w/o Vasantrao Patil (11) Sau. Ramkuvarbai w/o Damodar Mandore (12) Shankarlal.Kisanlal Agrawal Purchased S.No. 449 of.Mehrun shiwar, Jaigaon from (1) Shri. Tukaram Hari Sapakale (2) Kashinath Hari Sapakale (3) Sukalal Hari Sapatale and (4) Babulal Hari Sapakale for a consideration of Rs. 65,000/- by registered sale deed dated 01-07-1966 bearing document No.1320.
- c) The Hon'ble Collector, Jalgaon was pleased to Grant. Non - Agricultural permission to S. No. 449 of Mehrun and as per the order No. LNA/SR/616 dated 12-09-1966 the S.No.449 was converted into non Agricultural land.
- d) Regarding Plot no.145 was owned by Ramkishan Upadhye, he sold Plot no.145 to Shankar Namdeo Patil and Shri Nitin Dyandeo Patil for consideration of Rs.6000/- dated 18.10.1982, accordingly necessary mutation entry was effected in record of rights.



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- e) Then Shankar Namdeo Patil and Shri Nitin Dyandeo Patil sold Plot no.145 to Kailas Husharchand Agrawal for consideration of Rs.12500/-. The sale deed was registered in the office of Sub-Registrar,Jalgaon on document Sr.no.4180, dated 01.10.1985, accordingly M.E. No.17314, dated 03.10.1985 was effected in relevant record of rights.
- f) Then Kailas Husharchand Agrawal sold Plot no.145 to Sau.Mainadevi Lalchand Lunkad for consideration of Rs.15000/-. The sale deed was registered in the office of Sub-Registrar,Jalgaon on document Sr.no.5266, dated 24.11.1986, accordingly M.E. No.18994, dated 27.11.1986 was effected in relevant record of rights.
- g) Then Sau.Mainadevi Lalchand Lunkad sold Plot no.145 to Rekha Kantilal Rathi for consideration of Rs.24000/-. The sale deed was registered in the office of Sub-Registrar,Jalgaon on document Sr.no.8456, dated 24.11.1988, accordingly M.E. No.23071, dated 01.12.1988 was effected in relevant record of rights.
- h) Then Rekha Kantilal Rathi sold Northern side Plot no.145, area 139.35 sq.meters to Purushottam Dayaram Patil for consideration of Rs.36000/-. The sale deed was registered in the office of Sub-Registrar,Jalgaon on document Sr.no.1484, dated 09.04.1996, accordingly M.E. No.33131, dated 13.05.1996 was effected in relevant record of rights.
- i) Then Rekha Kantilal Rathi sold Southern side Plot no.145, area 139.35 sq.meters to Pradip Eknath Pisute for consideration of Rs.36000/-. The sale deed was registered in the office of Sub-Registrar,Jalgaon on document Sr.no.1485, dated 09.04.1996, accordingly M.E. No.33131, dated 13.05.1996 was effected in relevant record of rights
- j) Regarding Plot No.144 was owned by Kantilal Goverdhandas Rathi and Rekha Kantilal Rathi. They sold Plot no.144, area 278.70 sq.meters to Sushil Onkar Narkhede for consideration of Rs.72000/-. The sale deed was registered in the office of Sub-Registrar,Jalgaon on document Sr.no.1483,



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dated 09.04.1996, accordingly M.E. No.33130, dated 13.05.1996 was effected in relevant record of rights

k) According to M.E. No.78653, dated 13.01.2017 said Plot No.144 & 145 made digital by order Tahasildar, Jalgaon.

l) Thereafter Shri Sushil Onkar Narkhede, Shri Purushottam Dayaram Patil and Shri Pradip Eknath Pisute gave application for amalgamation of plot no.144 & 145 and as per their application an order was passed by Sub-Divisional Officer, Jalgaon Division, Jalgaon vide order No. Land/Amal/SR/11/2023 dated 25.05.2023 and Assistant Director of Town Planning, Jalgaon took necessary further steps vide letter no. DDMCJ/SR/2023/APL/00011 dated 20.01.2023 & permitted amalgamated plan for both the plots. As per amalgamation area of Plot No.144/145 is 557.40 sq.meters. Accordingly necessary mutation entry was effected in record of rights

m) Thereafter Shri Pradip Eknath Pisute obtained building permit and commencement certificate regarding above said proposed residential apartment, which will be constructed on Plot no.144/145 out of S. No.449 of Merhun, Jalgaon from Assistant Director of Town Planning, Jalgaon bearing letter No. TP/BP/039 dated 30.06.2023.

n) Thereafter Shri Sushil Onkar Narkhede, Shri Purushottam Dayaram Patil and Shri Pradip Eknath Pisute (being as "Owners") of the Property executed Development Agreement regarding the above said residential apartment with M/s. N & L Associates, a partnership firm, through its partners 1) Mr. Rohit Dilip Nikam & 2) Mr. Jitendra Prabhakar Lathi (being the Developer). The said Development agreement was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No. 2268/2023, dated 10/08/2023.

As per above said Development Agreement 45% share will belong to land owners and 55% share will belong to Developer.



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o) Shri Sushil Onkar Narkhede, Shri Purushottam Dayaram Patil, Shri Pradip Eknath Pisute and M/s. N & L Associates, a partnership firm, through its partners a) Mr. Rohit Dilip Nikam & b) Mr. Jitendra Prabhakar Lathi being the grantors executed Deed of Declaration under Apartment Ownership Act, 1970, which was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No. 2269/2023, dated 10/08/2023

Sr.No.

- 1) Copy of 7/12 extract of Plot No.144/145, out of S. No.449 at Mehrun Tal. & Dist. Jalgaon.
- 2) Mutation Entry no. 17314, 18994, 23071, 33130, 33131 & 78653..
- 3) Copy of Sale Deed regarding Plot No.144, having area 278.70 sq.meters, out of S.No.449, of Mehrun which was executed between Shri Sushil Onkar Narkhede being the Purchaser and Shri Kantilal Goverdhandas Rathi and Sau. Rekha Kantilal Rathi being the Vendors. The Sale Deed was registered in the office of Sub-Registrar, Jalgaon-1 on document Sr.No.1483/1996 dated 09.04.1996.
- 4) Copy of Sale Deed regarding Northern Plot No.145, having area 139.35 sq.meters, out of S.No.449, of Mehrun which was executed between Shri Purushottam Dayaram Patil being the Purchaser and and Sau. Rekha Kantilal Rathi being the Vendors. The Sale Deed was registered in the office of Sub-Registrar, Jalgaon-1 on document Sr.No.1484/1996 dated 09.04.1996.
- 5) Copy of Sale Deed regarding Southern Plot No.145, having area 139.35 sq.meters, out of S.No.449, of Mehrun which was executed between Shri Pradip Eknath Pisute being the Purchaser and and Sau. Rekha Kantilal Rathi being the Vendors. The Sale Deed was registered in the office of Sub-Registrar, Jalgaon-1 on document Sr.No.1485/1996 dated 09.04.1996.
- 6) Copy of Development Agreement which was executed between M/s. N & L Associates, a partnership firm, through its partners 1) Mr. Rohit Dilip Nikam



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- & 2) Mr. Jitendra Prabhakar Lathi being the Developer and Shri Sushil Onkar Narkhede, Shri Purushottam Dayaram Patil and Shri Pradip Eknath Pisute being the Owner. The said Development agreement was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No. 2268/2023, dated 10/08/2023.
- 7) Copy of Deed of Declaration under Apartment Ownership Act, 1970, which was registered in the office of Sub-Registrar, Jalgaon-3 on document Sr.No. 2269/2023, dated 10/08/2023
- 8) Copy of Sanction of Building Permit and Commencement Certificate bearing No.TP/BP/0039, dated 30.06.2023.
- 9) Approval of Jalgaon Municipal Corporation regarding amalgamation of layout plots and sub-division, approval No. DDMCJ/SA/2023/APL/00011
- 10) Zerox copy of Proposed Building Plan.
- 11) Copy of Amalgamation Plan
- 12) Copy of Amalgamation Order.
- 13) Search Report for 30 years from 01/01/1994 to 04/10/2023 taken from Sub-Registrar Office at Jalgaon -1,2 & 3.
- 14) Any other relevant title - Not applicable.
- 15) Litigations if any - No.

Date : 04/10/2023.




(Sarang M. Kulkarni)
Advocate, Jalgaon